

## POTRERO

2000 Census Population.....886

Community 2020 Target<sup>1</sup> .....717

April 2004 WC Map Population .....2,210



### APRIL 2004 WORKING COPY MAP

The key objective is to preserve the rural character of the community, while also recognizing the existing town center development along Highway 94. Semi-Rural densities are applied to the areas surrounding the community's commercial center, with additional densities of 1 du/10 acres dispersed through the community to recognize existing parcelization and good access. Rural Lands designations are assigned to the remaining portions of the community planning area.

### KEY COMMUNITY ISSUES

- Potrero is a community that prefers a self-determination approach to planning. They are satisfied with a majority of the existing general plan designations
- Physical, historic structures in Potrero not only contribute to the "country-life" feel of the area, but also to its sentimental appeal and strong roots

### COMMUNITY-SPECIFIC PLANNING RATIONALE

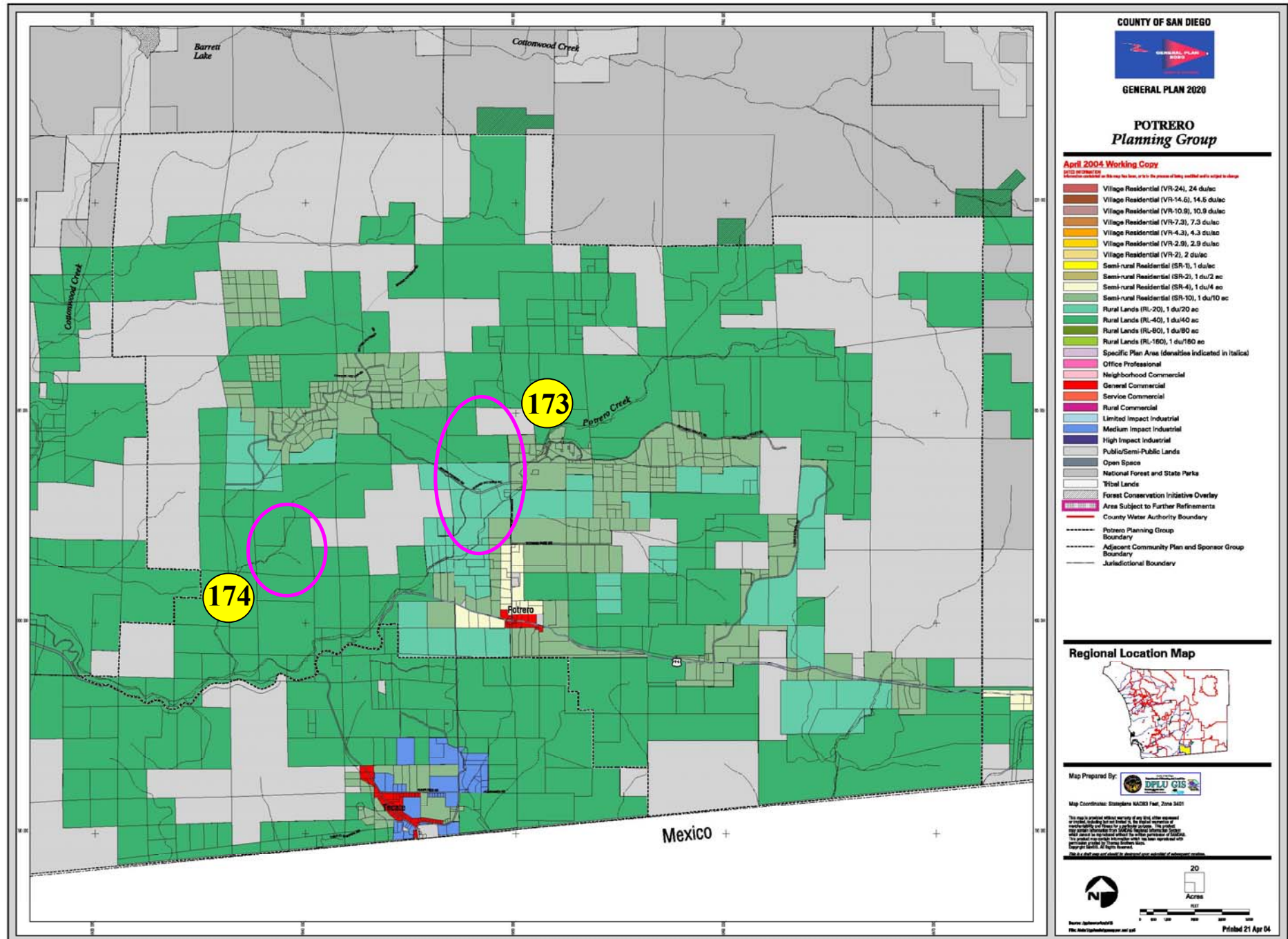
Due to limited sewer, water, and emergency service availability, only a small degree of growth is planned for the areas surrounding the town center

### TRAFFIC FORECASTS

*(See Mountain Empire Section)*

<sup>1</sup> Community target not yet endorsed by the Board of Supervisors: 1,525.

*See Mountain Empire LOS Map (B-34)*



## RESIDENTIAL PROPERTY REFERRALS

173	George Woodhead (representing Jennifer Hom)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/40 acres	Semi-Rural: 1 du/10 acres Rural Lands: 1 du/20 acres Rural Lands: 1 du/40 acres	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/10 acres (adjacent to existing village)  Rural Lands: 1 du/20 acres (adjacent to infrastructure)  Rural Lands: 1 du/40 acres (more remote areas)
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>	
	<ul style="list-style-type: none"><li>• Create a model for community development</li><li>• Assign densities based on the characteristics of the land</li><li>• Locate growth near infrastructure, services and jobs</li></ul>		This property has sensitive biological habitat, is groundwater dependent, lacks vehicular access, and is distant from existing infrastructure and development. The assigned designations are consistent with the location, context, land use framework, and GP2020 planning concepts.	

174	Brian Mooney (representing Laura Houle)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/40 acres	Semi-Rural: 1 du/10 acres	Rural Lands: 1du/40 acres
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>	
	<ul style="list-style-type: none"><li>• Assign densities based on the characteristics of the land</li><li>• Create a model for community development</li></ul>		Applying a Semi-Rural density for this area would require modification to the goals and objectives of GP2020 to avoid consistency issues. Therefore, staff recommends the density applied to the April 2004 Working Copy map or a potential compromise of 1 du/20 acres.  This request would create an isolated pocket of Semi-Rural density in a remote area surrounded by Rural Lands with limited roads, infrastructure and services. The area also contains sensitive biological habitats. The Rural Lands designation meets the land use framework and the planning concepts for GP2020.	